

Change of Zone 3421

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the
3 Lincoln Municipal Code, by changing the boundaries of the districts established and shown
4 thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
8 boundaries of the districts established and shown on said Maps as follows:

9 A portion of Lot 81 I.T., located in the Southeast Quarter of
10 Section 15 and a portion of Lot 263 I.T., located in the Northeast
11 Quarter of Section 22, all located in Township 10 North, Range 6
12 East of the 6th P.M, Lancaster County, Nebraska, and being more
13 particularly described by metes and bounds as follows:

14 Referring to a found LCSM aluminum cap, being the northeast
15 corner of Section 22, Township 10 North, Range 6 East of the 6th
16 P.M., Lancaster County, Nebraska and also said point is the
17 southeast corner of Lot 81 I.T., located in the Southeast Quarter
18 of Section 15, Township 10 North, Range 6 East of the 6th P.M.,
19 Lancaster County, Nebraska or the northeast corner of Lot 263
20 I.T. of said Section 22; thence south 89 degrees 13 minutes 59
21 seconds west (assumed bearing) and on the north line of the
22 Northeast Quarter and Lot 263 I.T. of said Section 22 or the south
23 line of Lot 81 I.T. of said Section 15, a distance of 70.25 feet to a
24 point, being the point of beginning; thence south 13 degrees 29
25 minutes 07 seconds east, a distance of 55.33 feet to a point;
26 thence south 00 degrees 00 minutes 00 seconds east, a distance
27 of 54.83 feet to a point, being the point of curvature; thence on a
28 curve to the right having a radius of 140.65 feet, an arc length of
29 108.08 feet and a central angle of 44 degrees 01 minutes 41
30 seconds with a chord bearing of south 22 degrees 00 minutes 50
31 seconds west, a chord distance of 105.44 feet to a point, being

1 the point of tangency; thence south 44 degrees 01 minutes 41
2 seconds west, a distance of 45.79 feet to a point; thence north 90
3 degrees 00 minutes 00 seconds west, a distance of 637.81 feet to
4 a point; thence south 44 degrees 08 minutes 35 seconds west, a
5 distance of 27.87 feet to a point; thence north 90 degrees 00
6 minutes 00 seconds west, a distance of 94.18 feet to a point;
7 thence north 47 degrees 56 minutes 44 seconds west, a distance
8 of 39.71 feet to a point; thence north 90 degrees 00 minutes 00
9 seconds west, a distance of 28.23 feet to a point; thence south 33
10 degrees 05 minutes 04 seconds west, a distance of 26.97 feet to
11 a point; thence 90 degrees 00 minutes 00 seconds west, a
12 distance of 70.10 feet to a point on the east line of Lot 303 I.T. or
13 the west line of Lot 263 I.T. of said Section 22; thence north 00
14 degrees 19 minutes 52 seconds east, and on the east line of Lot
15 303 I.T. or the west line of Lot 263 I.T. of said Section 22, a
16 distance of 380.48 feet to a point; thence north 90 degrees 00
17 minutes 00 seconds east, a distance of 257.10 feet to a point;
18 thence south 43 degrees 01 minutes 01 seconds east, a distance
19 of 18.18 feet to a point; thence north 90 degrees 00 minutes 00
20 seconds east, a distance of 356.21 feet to a point; thence north
21 00 degrees 00 minutes 00 seconds east, a distance of 60.39 feet
22 to a point; thence north 90 degrees 00 minutes 00 seconds east,
23 a distance of 77.86 feet to a point; thence north 00 degrees 00
24 minutes 33 seconds west, a distance of 37.91 feet to a point,
25 being the point of curvature; thence on a curve to the right, having
26 a radius of 280.00 feet, an arc length of 89.48 feet and central
27 angle of 18 degrees 18 minutes 39 seconds, with a chord bearing
28 of north 09 degrees 08 minutes 46 seconds east, a chord distance
29 of 89.10 feet to a point; thence south 61 degrees 30 minutes 40
30 seconds east, a distance of 150.36 feet to a point; thence south
31 00 degrees 00 minutes 00 seconds east, a distance of 114.49 feet
32 to a point; thence north 90 degrees 00 minutes 00 seconds east,
33 a distance of 17.86 feet to a point, being the point of curvature;
34 thence on a curve to the right, having a radius of 70.50 feet, an
35 arc length of 94.15 feet and a central angle of 76 degrees 30
36 minutes 53 seconds, with a chord bearing of south 51 degrees 44
37 minutes 33 seconds east, a chord distance of 87.31 feet to a
38 point, being the point of tangency; thence south 13 degrees 29
39 minutes 07 seconds east, a distance of 59.52 feet to the point of
40 beginning and containing a calculated area of 365,270.85 square
41 feet or 8.385 acres more or less;

42 be and it hereby is transferred from the H-3 Highway Commercial District to the R-3 Residential
43 District and is hereby made a part of the R-3 Residential District and governed by all the

1 provisions and regulations pertaining to the R-3 Residential District.

2 Section 2. That this ordinance shall take effect and be in force from and after its
3 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2004:

Mayor